

**CITY HEIGHTS REDEVELOPMENT  
PROJECT AREA COMMITTEE MEETING MINUTES  
MONDAY, MARCH 14, 2005**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building from 6:05 p.m. to 7:45 p.m.

The following members were present:

Karen Bucey	Astrid Cybulskis	Richard DeHoyos
Greg Diethrich	Paulina Gillette	Kevin Hauck
Valentina Hernandez	Alfred Ilginis	Fred Lindahl
Thomas Mangum	Mazda Mehraz	David Nelson
Joe Sciarretta	Michael Sprague	Elizabeth Tate

The following members were absent: Sandra Jones, George Ossavou and Elizabeth Tate.

Also Present: Bob Kennedy (Redevelopment), Genevieve DePerio (Mayor's Office) and Pam Ison (CD3).

**I. Call to Order:** The meeting was called to order at 6:05 p.m. Roll call was conducted. A quorum was established.

**II. Agenda:** Sections V. A. (City Heights Square Office/Retail Project DDA) and VI. B. (City Heights Square Senior Housing Project DDA) were trailed to the April PAC meeting.

M/S/UC (12-0-0, Cybulskis/Ilginis) Motion to approve changes in the agenda.

**III. Minutes**

M/S/P (Nelson/Sprague) February minutes were approved with changes to staff comment.

Valentina Hernandez arrived at 6:10 p.m.

**IV. Public Comment**

Genevieve DePerio of the Mayor's Office introduced herself. She announced the State of the City Address, appointments to the retirement board, talked about local news letters and CCDC tax increment money.

Pam Ison of CD3 introduced herself as a new council representative for Toni Atkins (CD3). She can be contacted at [PIson@sandiego.gov](mailto:PIson@sandiego.gov) or 236-7787.

Pat Calloway of Price Charities/SDRC announced that they still have PITCH home loans and rehabilitation loans for local residents at 100% Area Median Income. Information is available by calling (619)795-2018.

Maria Cortez announced that the street lights were installed from Central Ave. to Van Dyke Ave. She announced a Metropolitan Transit System (MTS) meeting at Metro Career Center Building March 24<sup>th</sup> from 6-8 p.m.

Jim Varnadore urged people to attend the MTS meeting previously announced (see above) and talked about undergrounding of utilities across City Heights.

### **Board Comment**

Michael Sprague asked that PAC materials be emailed.

Alfred Ilginis mentioned that metal grates were installed on the treewells on Euclid Ave., and there is no longer a problem.

Mazda Mehrnaz talked about the City Heights Business Association's Clean & Safe Program that covers University Ave. from the 805 to 54<sup>th</sup> Street. More information can be found from Enrique or Sylvia at 516-2282.

Kevin Hauck suggested that the tables be rearranged for PAC meetings.

Paulina Gillette thanked Maria Cortez and expressed concern with MTS planning and parking problems.

Richard DeHoyos discussed issues with local hiring guidelines.

David Nelson announced that he will miss the April PAC meeting.

Joe Sciarretta announced that he will have a new email address.

Valentina Hernandez announced the Swan Canyon Clean-Up.

### **Staff Comment**

Bob Kennedy announced that the Regional Airport Authority will be holding planning workshops as described in the PAC mailing document.

## **V. Old Business**

### **A. City Heights Square/Retail Project DDA and deal points.**

Trailed to April meeting.

### **B. City Heights Square Senior Housing Project DDA and deal points.**

Trailed to April meeting.

## **VI. New Business - None**

## **VII. Chair and Subcommittee Reports**

### **A. Chair's Report**

1. The Chair reported on the development of a 16,000 s.f. pocket park on 3600 block of Central Ave.
2. The Chair reported on the disbursement of \$18 million in CDBG money for the City. 60% was divided among the council districts, with CD3 receiving 19.1%. The Federal Government

has moved control of CDBG money from HUD to the Commerce Department and reduced the grants by \$4.7 billion.

3. The Chair asked that “subcommittees” be added to the next agenda.

4. The Chair asked for more information on the budget.

5. The Chair discussed the topic of email and correspondence with others outside of the PAC.

6. The Chair discussed the possibility of a City Heights PAC web page.

7. The Chair wanted to explore the possibilities of having a City Heights PAC logo (to be put on the April agenda).

Greg Diethrich left the meeting at 7:00 p.m.

**B. Housing Subcommittee**

No report.

**C. Budget Subcommittee**

Joe Sciarretta announced that the Budget Subcommittee met on March 10<sup>th</sup> but failed to convene as there was no quorum.

Joe Sciarretta recommended that the Budget Subcommittee revert to an ad hoc subcommittee rather than remain a standing subcommittee.

M/S/No Vote (Nelson/Gillette) Motion to reconsider the status of the Budget Subcommittee on April 4, 2005, 4:30 p.m. at the Metro Career Center Building. No vote was taken.

A Bylaws Subcommittee was formed. Michael Sprague, Astrid Cybulskis and Karen Bucey volunteered for the Bylaws Subcommittee.

**VIII. Next Meeting Agenda (April 12, 2005)**

**Subcommittees**

**Subcommittee reports**

**Budget Subcommittee - possibly change to ad hoc**

**Conflict of Interest/Brown Act/Ethics presentation**

**City Heights PAC Logo**

**City Heights Square Office/Retail DDA**

**City Heights Senior Housing DDA**

**Auburn Park DDA.**

**PAC Boardmember attendance**

**IX. Adjournment**

The meeting adjourned at 7:45 p.m.